



Springwood View Close, Sutton-In-Ashfield, NG17 2HR

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Offers In The Region Of £295,000

PINEWOOD



Springwood View Close Sutton-In-Ashfield Nottinghamshire NG17 2HR



Offers In The Region Of
£295,000

3 bedrooms
1 bathroom
2 receptions

- DETACHED BUNGALOW
- THREE BEDROOMS
- OPEN PLAN LOUGE / DINER
- CONSERVATORY
- SHOWER ROOM
- SPACIOUS KITCHEN
- UPVC & GAS CENTRAL HEATING
- DRIVE AND GARAGE
- FREEHOLD
- COUNCIL TAX BAND: C

Nestled in the charming setting of Springwood View Close, Sutton-In-Ashfield, this detached bungalow is a true gem waiting to be discovered.

Boasting two inviting reception rooms, three bedrooms, and a well-appointed shower room, this property offers a comfortable and spacious living environment spanning 1,115 sq ft.

As you approach, the attractive façade of this bungalow sets the tone for what lies within. Step inside to find an open plan lounge and diner, perfect for entertaining guests or simply relaxing with your loved ones. The addition of a conservatory floods the space with natural light, creating a warm and inviting atmosphere throughout.

For those who appreciate natural light, the sun tunnel in the lounge is a unique feature that adds a touch of character to the home, creating a bright and airy feel.

One of the highlights of this property is the private rear garden, designed for low maintenance yet offering a tranquil retreat. Imagine enjoying your morning coffee in this delightful outdoor space.

With parking available for two vehicles, convenience is at your doorstep in this lovely abode. Don't miss the opportunity to make this charming bungalow your own and experience the joys of comfortable living in a desirable location. PLEASE CALL PINWOOD PROPERTIES ON 01246 810519

KITCHEN

A spacious kitchen with cream door and drawer fronts finished with a cornice and light pelmet, worktops with a tiled splash back and an integrated composite style sink with quarter bowl and drainer. With an integrated oven, 4 ring gas hob and extractor, an under counter washing machine and fridge, there is an alcove that was used for a free standing freezer. A lovely uPVC window looks out to the front garden and the room is finished with a vinyl flooring. There is a boiler cupboard with a combination boiler that is also a useful store.

LOUNGE

A spacious lounge with a uPVC window looking out to the front garden, the focal points of the room are the feature fireplace and a superb sun tunnel that brings in lots of natural light. There is access to the conservatory here and beautiful double doors that lead to an internal hallway.

DINING ROOM

A beautiful open plan dining room with decorative coving, a feature archway and a lovely window looking out to the front garden, with a central heating radiator and fitted carpet.

CONSERVATORY

A uPVC frame with a monopitch heatshield style roof and double doors that open to the rear garden, finished with laminate tile flooring.

BEDROOM ONE

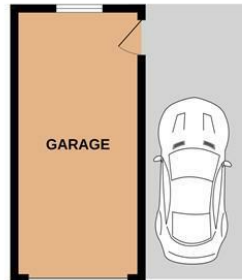
A spacious bedroom to the rear aspect with a uPVC window overlooking the private rear garden, with fitted wardrobes, a central heating radiator and fitted carpets.

BEDROOM TWO

Another double bedroom to the rear aspect with a uPVC window, central heating radiator and fitted carpet.



GROUND FLOOR
103.6 sq.m. (1115 sq.ft.) approx.



TOTAL FLOOR AREA: 103.6 sq.m. (1115 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BEDROOM THREE

A single bedroom with a uPVC window, central heating radiator and laminate flooring.

SHOWER ROOM

Having a corner shower cubicle, a vanity style sink and close coupled WC, with a uPVC window with opaque glass, a central heating radiator along with a towel radiator and vinyl flooring.

GARAGE

To the rear of the property along with off street parking, with an up and over door to the front and a uPVC door to the side aspect with a uPVC window to the rear with opaque glass.

GARDENS

Through a gated entrance to the rear leading to a lovely low maintenance rear garden and a beautiful lawn with planted borders to the front aspect.

GENERAL INFORMATION

Tenure: Freehold
Council tax band: C
1115 Sq.Ft including the garage

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	79	England & Wales	EU Directive 2002/91/EC	64

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